



FOR SALE

STORE W APT/OFFICE

MLS# W13763074

# 2243 Dundas Street W, Toronto, ON M6R 1X6

High Park-Swansea, Toronto · M6R 1X6

C\$ 2,195,000

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 0        | 5         | 3,300 | —       | —         | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

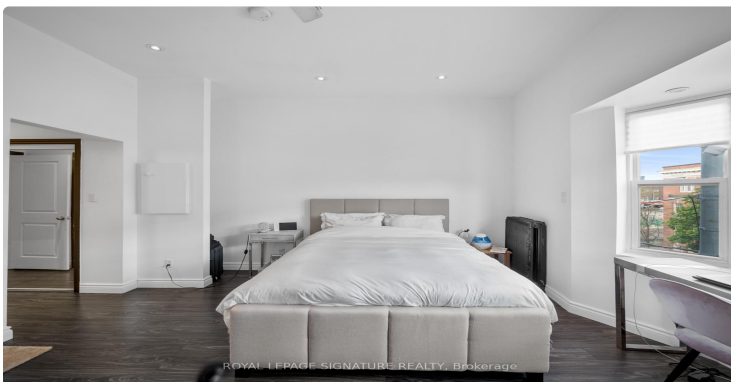
# ABOUT THIS PROPERTY

Prime Roncesvalles location offered at 5.5% cap rate. Well-maintained mixed-use investment property offering secure in-place income and strong underlying fundamentals. The asset is anchored by Junior's Pizzeria, a long-standing ground floor commercial tenant that renewed in Summer 2025 for an additional five-year term following more than five years of occupancy, providing stable and reliable commercial cashflow. The second and third floors comprise two residential suites leased to professional tenants, further supporting the property's diversified income profile. Benefiting from minimal landlord utility exposure and significant building upgrades, this proven income-producing asset generates approximately \$138,000 in gross annual income and offers durable cash flow supported by quality underlying infrastructure.

## PROPERTY DETAILS

|                |                    |
|----------------|--------------------|
| PROPERTY TYPE  | Store W Apt/Office |
| LISTING STATUS | For Sale           |
| PROPERTY TYPE  | Store W Apt/Office |
| ANNUAL TAX     | \$11,484           |
| POSTAL CODE    | M6R 1X6            |
| NEIGHBOURHOOD  | High Park-Swansea  |

# GALLERY





## LISTING AGENT

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**Pavel Shaganenko**

ROYAL LEPAGE SIGNATURE REALTY

**Email:** pshaganenko@gmail.com

Prepared for you on October 25, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.